

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: E Lk Forest Pk/W Kenmore / 4

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 394

Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$103,400	\$152,700	\$256,100	\$272,100	94.1%	9.07%
2002 Value	\$108,100	\$161,500	\$269,600	\$272,100	99.1%	8.81%
Change	+\$4,700	+\$8,800	+\$13,500		+5.0%	-0.26%
% Change	+4.5%	+5.8%	+5.3%		+5.3%	-2.87%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.26% and -2.87% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$107,500	\$152,300	\$259,800
2002 Value	\$112,500	\$161,000	\$273,500
PercentChange	+4.7%	+5.7%	+5.3%

Number of improved Parcels in the Population: 4807

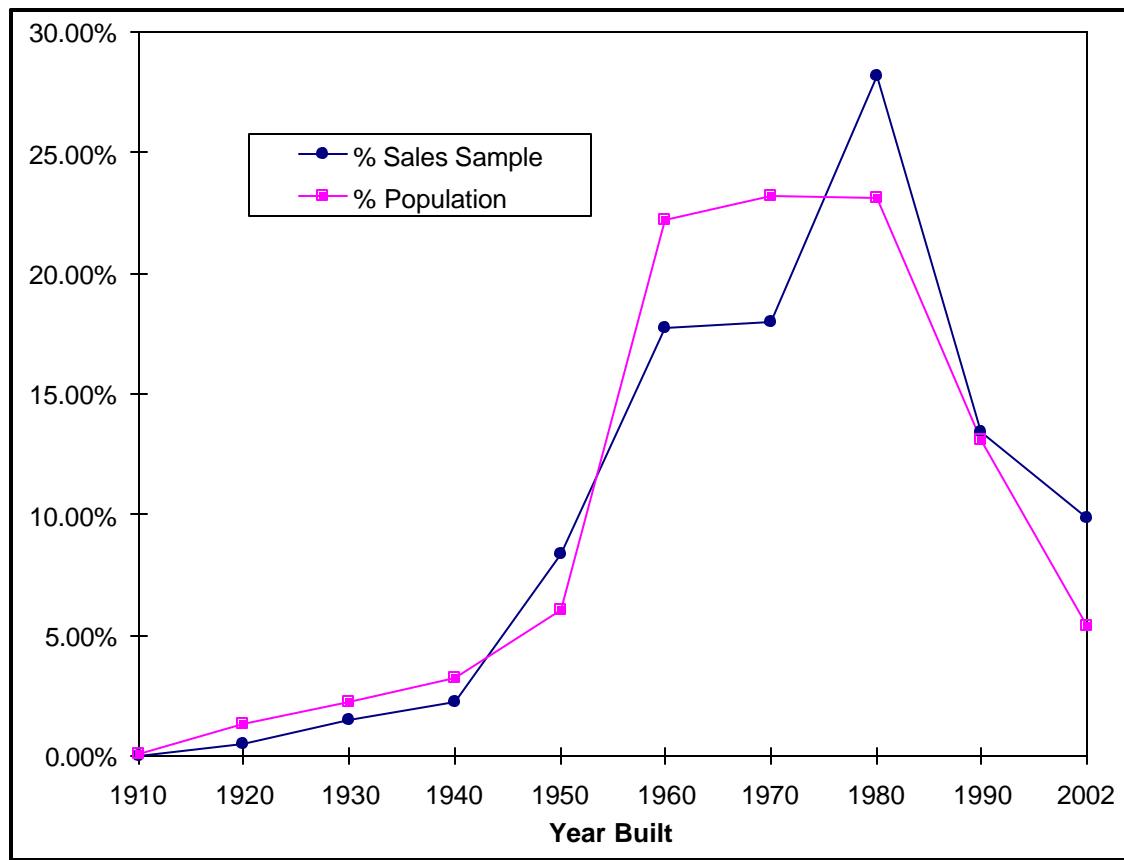
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis showed that including variables for grade and neighborhood improved uniformity of assessments throughout the area. For instance, grade 8 improvements and neighborhood 2 were at a higher assessment level (Assessed Value/Sale Price) than others and the formula adjusted parcels with these variables upward less than others. This model corrects for these strata differences.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.51%
1930	6	1.52%
1940	9	2.28%
1950	33	8.38%
1960	70	17.77%
1970	71	18.02%
1980	111	28.17%
1990	53	13.45%
2002	39	9.90%
	394	

Population		
Year Built	Frequency	% Population
1910	3	0.06%
1920	63	1.31%
1930	108	2.25%
1940	156	3.25%
1950	293	6.10%
1960	1068	22.22%
1970	1114	23.17%
1980	1112	23.13%
1990	629	13.09%
2002	261	5.43%
	4807	



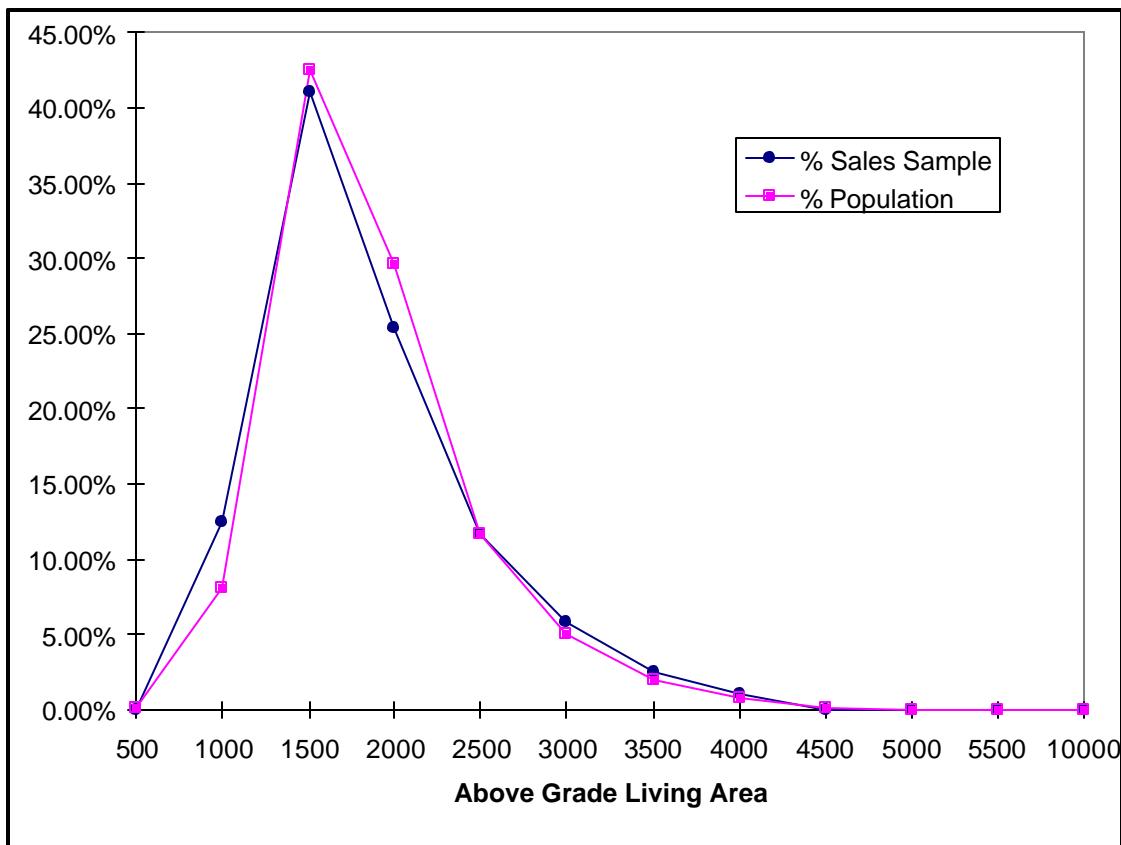
The sales sample frequency distribution follows the population distribution fairly closely with regard to year built.

This distribution is adequate for both accurate analysis and appraisals

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	49	12.44%
1500	162	41.12%
2000	100	25.38%
2500	46	11.68%
3000	23	5.84%
3500	10	2.54%
4000	4	1.02%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
		394

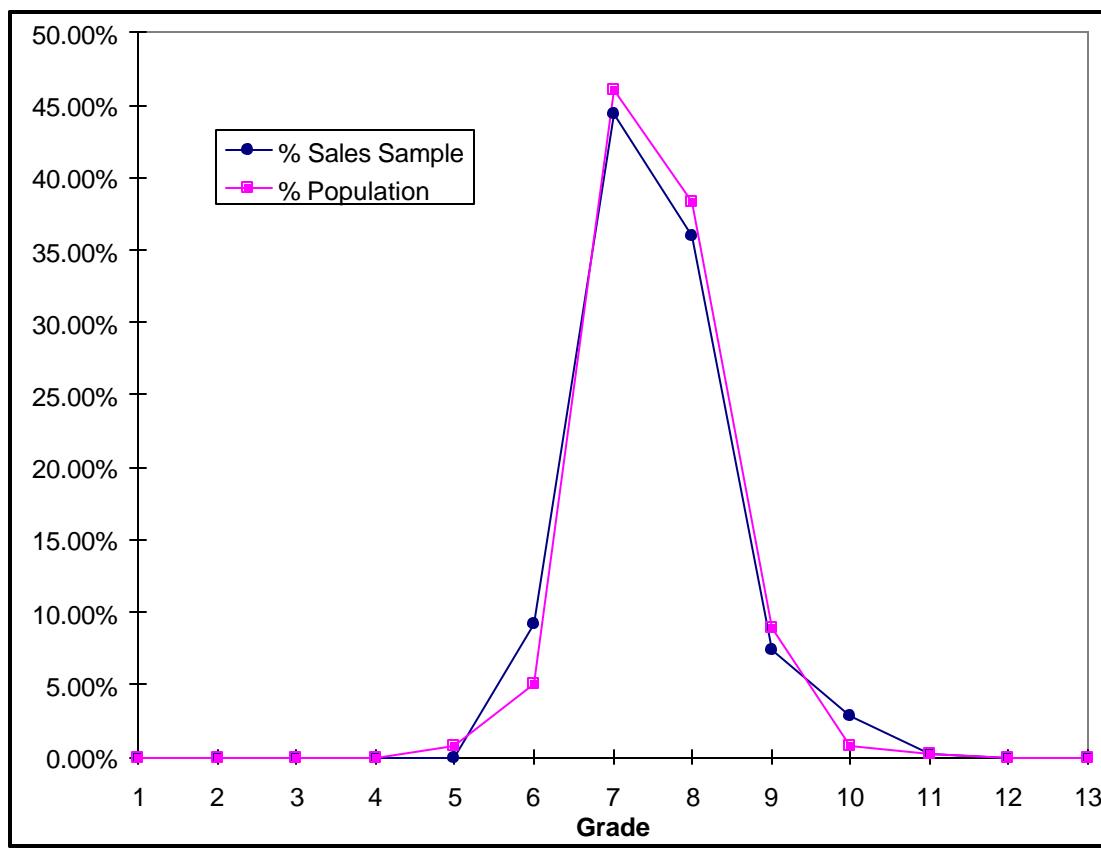
Population		
AGLA	Frequency	% Population
500	3	0.06%
1000	392	8.15%
1500	2045	42.54%
2000	1423	29.60%
2500	559	11.63%
3000	245	5.10%
3500	96	2.00%
4000	35	0.73%
4500	6	0.12%
5000	2	0.04%
5500	0	0.00%
10000	1	0.02%
		4807



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

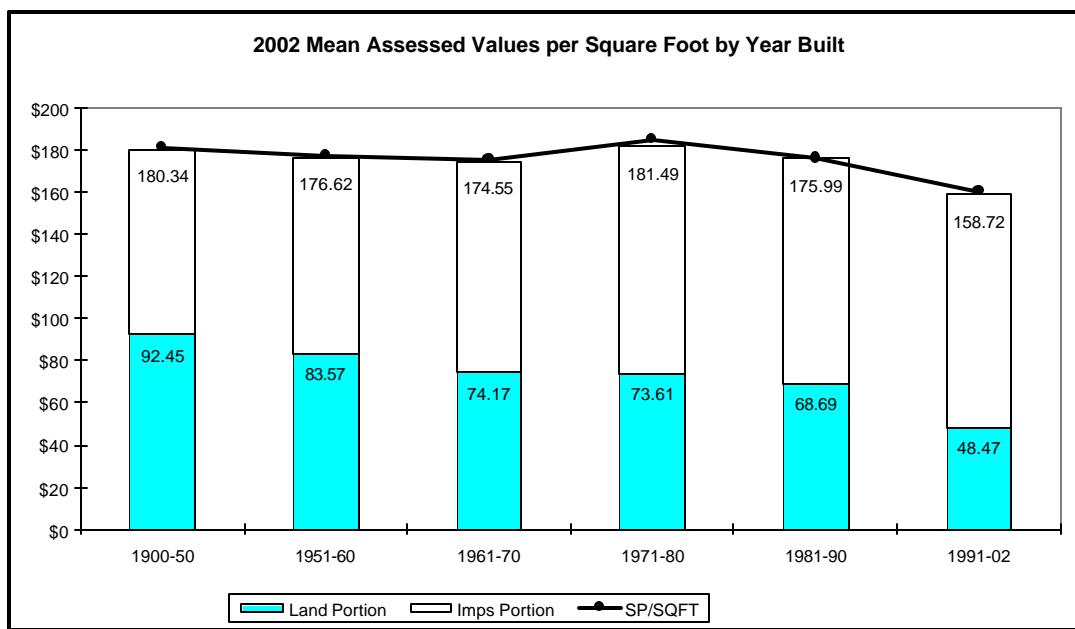
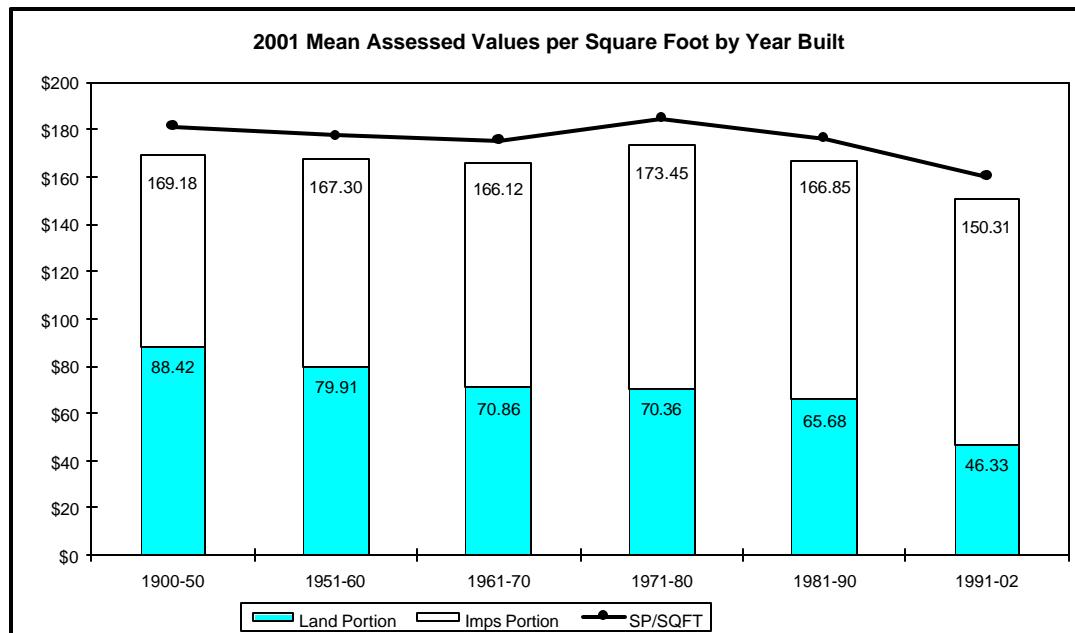
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	38	0.79%
6	36	9.14%	6	244	5.08%
7	175	44.42%	7	2214	46.06%
8	142	36.04%	8	1841	38.30%
9	29	7.36%	9	426	8.86%
10	11	2.79%	10	37	0.77%
11	1	0.25%	11	7	0.15%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
394			4807		



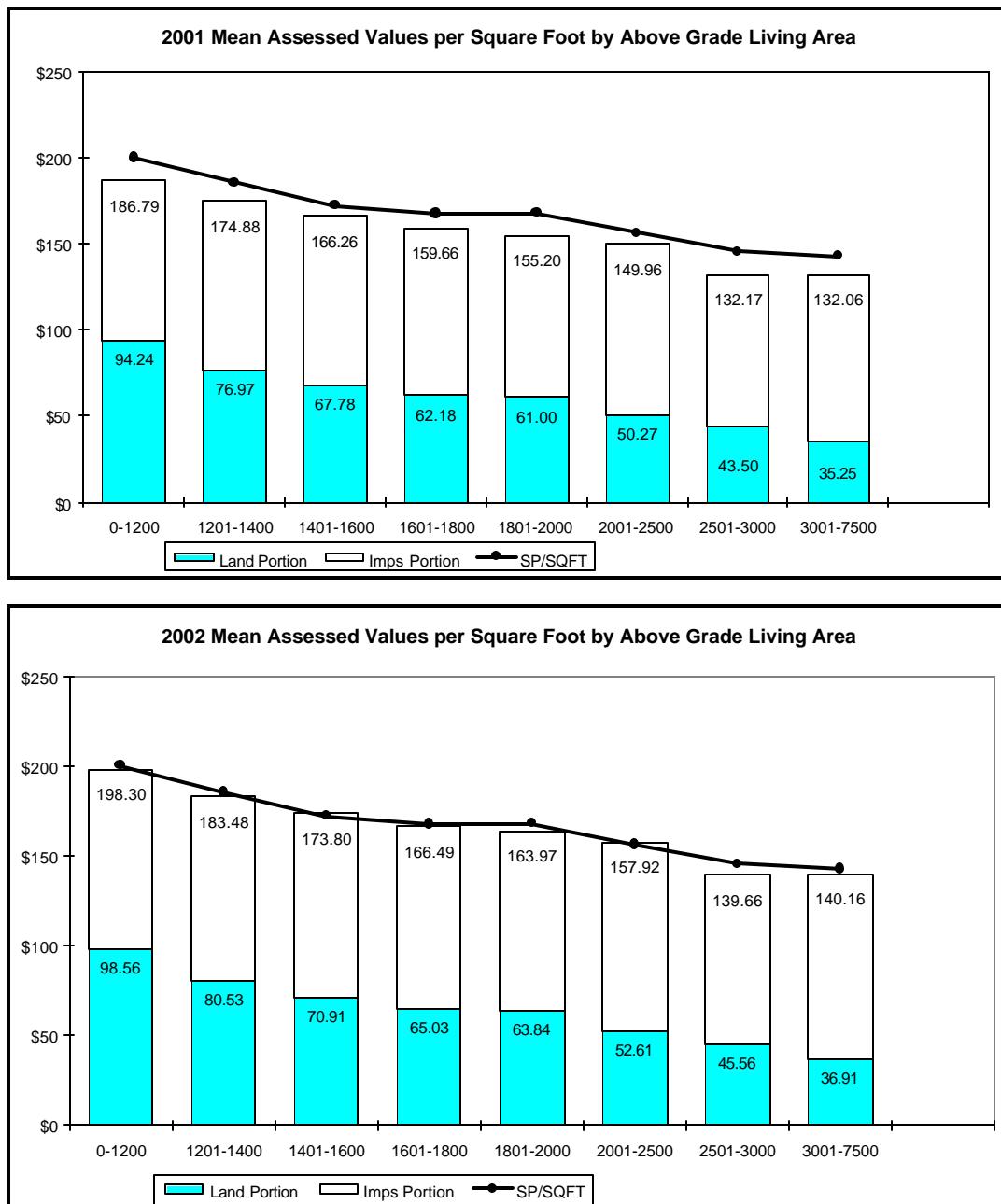
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



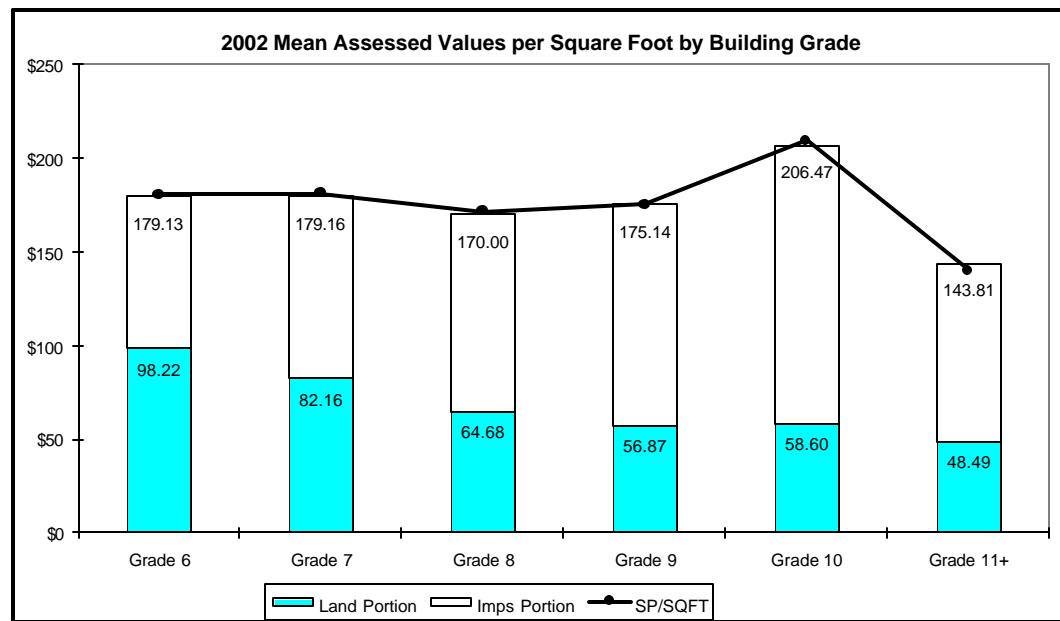
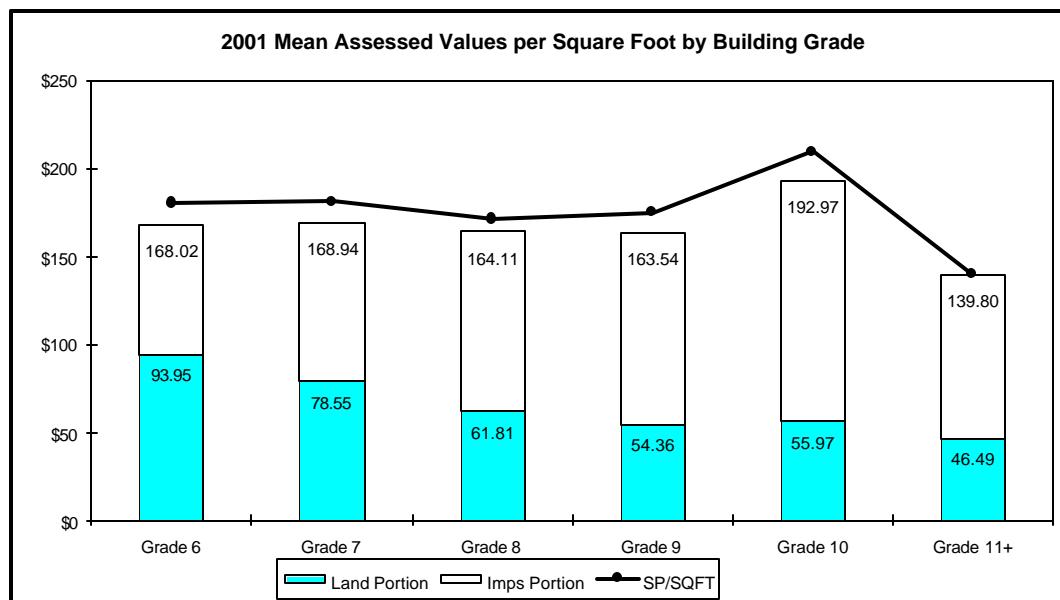
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

Based on 14 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 4.7% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.05, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 394 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis revealed that one characteristic and one neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 8 improvements and neighborhood 2 were at a higher assessment level than others and needed an upward adjustment. This model corrects for these strata differences.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (.9302471 + .04062014 if in neighborhood 2 + .02265211 if grade 8 improvement)

The resulting total value is rounded down to the next \$1,000, then:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

Other:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value * 1.053)
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, then there is no change to the improvement portion of the value. (2002 Land Value + Previous Improvement Value * 1).
- *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment indicated by the sales sample. **“2002 Total Value = 2001 Land Value x 1.053 + 2001 Improvement Value x 1 (rounded down)”**. The resulting improvement value is calculated as follows:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 4 Annual Update

Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is .991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.
It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
6	36	0.934	0.996	6.6%	0.960	1.032
7	175	0.933	0.989	6.0%	0.976	1.002
8	142	0.955	0.990	3.7%	0.976	1.005
9	29	0.932	0.997	7.1%	0.971	1.024
10	11	0.921	0.985	6.9%	0.924	1.046
11	1	1.000	1.029	2.9%	n/a	n/a
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1950	50	0.929	0.991	6.6%	0.963	1.018
1951-1960	70	0.945	0.995	5.3%	0.972	1.020
1961-1970	71	0.948	0.996	5.1%	0.974	0.998
1971-1980	111	0.940	0.983	4.5%	0.968	1.017
1981-1990	53	0.945	0.998	5.7%	0.976	1.018
1991-2000	30	0.936	0.989	5.7%	0.961	1.034
>2000	9	0.932	0.980	5.1%	0.925	1.019
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3	326	0.942	0.990	5.2%	0.981	1.000
4	60	0.935	0.989	5.9%	0.966	1.012
5	8	0.971	1.014	4.4%	0.900	1.128
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	289	0.945	0.993	5.2%	0.983	1.004
1.5	21	0.946	1.002	6.0%	0.949	1.056
2	84	0.932	0.983	5.5%	0.967	0.999
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	348	0.939	0.990	5.4%	0.981	0.999
Y	46	0.951	0.996	4.7%	0.969	1.024

Area 4 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is .991.

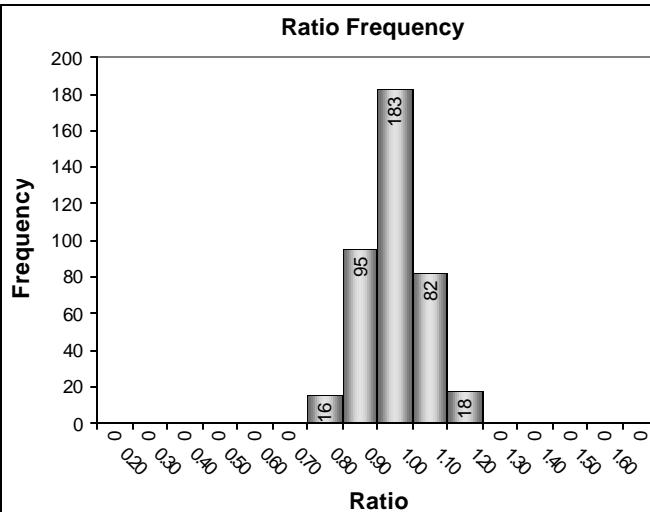
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean	Weighted Mean	Percent Change			
N	394	0.941	0.991	5.3%	0.982	1.000		
Y	0	n/a	n/a	n/a	n/a	n/a		
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.		
0-1200	110	0.931	0.988	6.1%	0.971	1.006		
1201-1400	77	0.942	0.988	4.9%	0.970	1.006		
1401-1600	64	0.963	1.007	4.5%	0.984	1.030		
1601-1800	38	0.951	0.992	4.3%	0.962	1.022		
1801-2000	22	0.923	0.975	5.7%	0.930	1.020		
2001-2500	46	0.956	1.007	5.3%	0.982	1.032		
2501-3000	23	0.909	0.960	5.6%	0.922	0.999		
3001-7500	14	0.925	0.983	6.2%	0.949	1.016		
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.		
1	137	0.924	0.985	6.5%	0.970	1.000		
2	59	0.941	1.002	6.5%	0.978	1.025		
3	131	0.944	0.986	4.5%	0.971	1.001		
4	67	0.962	0.998	3.7%	0.977	1.019		
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.		
5001-8000	98	0.930	0.981	5.5%	0.964	0.999		
8001-12000	180	0.947	0.996	5.1%	0.982	1.009		
12001-16000	47	0.949	1.001	5.5%	0.976	1.026		
16001-20000	33	0.960	1.003	4.5%	0.977	1.029		
20001-30000	21	0.932	0.984	5.5%	0.938	1.030		
30001-43559	10	0.904	0.959	6.1%	0.891	1.028		
1AC-3AC	5	0.885	0.936	5.8%	0.854	1.019		
Neighborhood 2	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.		
N	303	0.933	0.991	6.3%	0.981	1.001		
Y	91	0.971	0.989	1.8%	0.970	1.007		

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: NW / Team 2	Lien Date: 1/1/2001	Date of Report: 8/13/2002	Sales Dates: 1/00 - 12/01						
Area 4	Analyst ID: TKRU	Property Type: 1-3 Family Residences	Adjusted for time?: No						
SAMPLE STATISTICS									
<p><i>Sample size (n)</i> 394</p> <p><i>Mean Assessed Value</i> 256,100</p> <p><i>Mean Sales Price</i> 272,100</p> <p><i>Standard Deviation AV</i> 78,755</p> <p><i>Standard Deviation SP</i> 88,319</p>									
ASSESSMENT LEVEL									
<p><i>Arithmetic Mean Ratio</i> 0.948</p> <p><i>Median Ratio</i> 0.948</p> <p><i>Weighted Mean Ratio</i> 0.941</p>									
UNIFORMITY									
<p><i>Lowest ratio</i> 0.753</p> <p><i>Highest ratio:</i> 1.163</p> <p><i>Coefficient of Dispersion</i> 7.21%</p> <p><i>Standard Deviation</i> 0.086</p> <p><i>Coefficient of Variation</i> 9.07%</p> <p><i>Price Related Differential (PRD)</i> 1.007</p>									
RELIABILITY									
<p><i>95% Confidence: Median</i></p> <p><i>Lower limit</i> 0.933</p> <p><i>Upper limit</i> 0.957</p> <p><i>95% Confidence: Mean</i></p> <p><i>Lower limit</i> 0.939</p> <p><i>Upper limit</i> 0.956</p>									
SAMPLE SIZE EVALUATION									
<p><i>n (population size)</i> 5215</p> <p><i>B (acceptable error - in decimal)</i> 0.05</p> <p><i>S (estimated from this sample)</i> 0.086</p> <p>Recommended minimum: 12</p> <p><i>Actual sample size:</i> 394</p> <p>Conclusion: OK</p>									
NORMALITY									
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>197</td> </tr> <tr> <td># ratios above mean:</td> <td>197</td> </tr> <tr> <td>Z:</td> <td>0.000</td> </tr> </table> <p>Conclusion: Normal*</p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	197	# ratios above mean:	197	Z:	0.000
# ratios below mean:	197								
# ratios above mean:	197								
Z:	0.000								



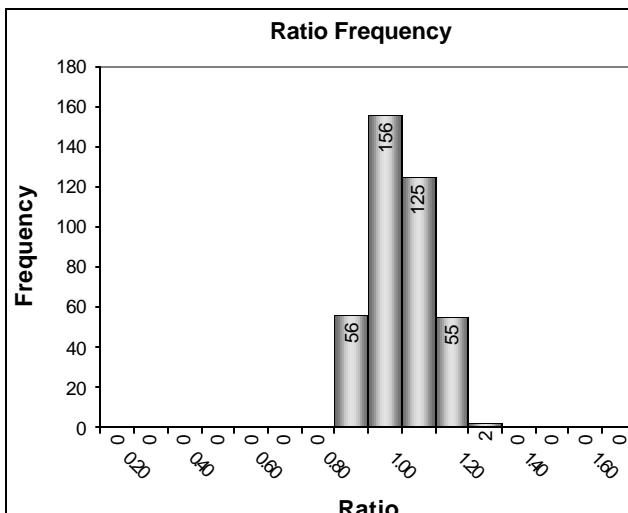
COMMENTS:

1 - 3 Family Residences throughout the area.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: NW / Team 2	Lien Date: 1/1/2002	Date of Report: 8/13/2002	Sales Dates: 1/00- 12/01
Area 4	Analyst ID: TKRU	Property Type: 1-3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	394		
<i>Mean Assessed Value</i>	269,600		
<i>Mean Sales Price</i>	272,100		
<i>Standard Deviation AV</i>	83,349		
<i>Standard Deviation SP</i>	88,319		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.998		
<i>Median Ratio</i>	0.991		
<i>Weighted Mean Ratio</i>	0.991		
UNIFORMITY			
<i>Lowest ratio</i>	0.805		
<i>Highest ratio:</i>	1.215		
<i>Coefficient of Dispersion</i>	7.06%		
<i>Standard Deviation</i>	0.088		
<i>Coefficient of Variation</i>	8.81%		
<i>Price Related Differential (PRD)</i>	1.007		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.983		
<i>Upper limit</i>	1.006		
95% Confidence: Mean			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.007		
SAMPLE SIZE EVALUATION			
<i>n (population size)</i>	5215		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.088		
Recommended minimum:	12		
<i>Actual sample size:</i>	394		
Conclusion:	OK		
NORMALITY			
Binomial Test			
<i># ratios below mean:</i>	210		
<i># ratios above mean:</i>	184		
<i>Z:</i>	1.310		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Assessment levels and uniformity are improved by Annual Update.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 4
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	741870	0010	03/10/00	132000	720	0	6	1952	3	9045	N	N	20314 25TH AV NE
1	741770	0662	12/27/00	170000	740	140	6	1950	4	10500	N	N	19602 19TH AV NE
1	402410	1636	05/23/01	171500	770	0	6	1948	3	7680	N	N	17820 24TH AV NE
1	866590	0230	07/17/00	178000	790	0	6	1942	3	19540	N	N	18903 23RD AV NE
1	397170	1870	04/25/00	155000	820	0	6	1931	3	25100	N	N	19017 20TH AV NE
1	741770	0631	11/21/00	175000	840	0	6	1947	3	10650	N	N	19626 19TH AV NE
1	741770	0630	08/14/00	99700	840	0	6	1947	4	10650	N	N	19904 19TH AV NE
1	397170	2100	10/19/00	189950	850	580	6	1982	3	10560	N	N	19039 16TH AV NE
1	397290	0140	11/28/00	133000	850	0	6	1946	3	6250	N	N	1815 NE 190TH ST
1	397290	0140	08/25/00	125000	850	0	6	1946	3	6250	N	N	1815 NE 190TH ST
1	402410	1625	09/07/01	182000	850	0	6	1948	3	8160	N	N	17847 24TH PL NE
1	402410	1625	01/27/00	139000	850	0	6	1948	3	8160	N	N	17847 24TH PL NE
1	866590	0328	08/17/01	173997	950	0	6	1954	3	9424	N	N	19209 BALLINGER WY NE
1	397170	1970	05/22/01	174500	960	0	6	1938	4	9250	N	N	19210 18TH AV NE
1	402410	1745	09/05/00	199000	990	0	6	1942	4	13423	N	N	18002 25TH AV NE
1	397290	0180	11/01/01	145000	1010	0	6	1935	3	7000	N	N	1811 NE 189TH ST
1	397170	1950	09/01/00	140000	1080	0	6	1940	4	10350	N	N	19054 18TH AV NE
1	397170	2080	11/09/00	209950	1190	0	6	1926	5	11500	N	N	19044 16TH AV NE
1	402290	0849	03/09/01	163000	1270	0	6	1935	4	7225	N	N	2941 NE 200TH ST
1	418190	0075	03/28/00	131000	1390	0	6	1950	4	7500	N	N	18906 32ND AV NE
1	402410	1544	03/23/01	223450	1450	0	6	1950	4	10920	N	N	18222 24TH AV NE
1	397290	0500	10/16/00	209950	1500	1090	6	1946	4	7550	N	N	1614 NE 186TH ST
1	418190	0060	05/16/00	239995	1630	0	6	1950	4	7200	N	N	18920 32ND AV NE
1	418190	0060	09/20/01	236000	1630	0	6	1950	4	7200	N	N	18920 32ND AV NE
1	866590	0185	08/24/01	212500	660	0	7	1926	4	17462	N	N	2017 NE PERKINS WY
1	378270	0115	02/08/01	150000	790	0	7	1954	3	9660	N	N	2708 NE 204TH ST
1	866590	0071	03/03/00	147000	810	0	7	1926	3	16476	N	N	18949 FOREST PARK DR NE
1	397290	0431	01/21/00	158100	830	0	7	1950	3	6850	N	N	18620 16TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	397170	1899	11/09/01	229950	860	790	7	1977	3	7500	N	N	1822 NE 190TH ST
1	397170	1900	05/14/01	219000	860	790	7	1977	3	7500	N	N	1816 NE 190TH ST
1	397170	1934	09/26/00	209950	860	680	7	1982	3	11473	N	N	19040 18TH AV NE
1	397290	0260	05/23/01	185000	860	0	7	1976	3	5714	N	N	1601 NE 189TH ST
1	397290	0420	05/08/01	249000	860	790	7	1976	3	5772	N	N	18513 16TH AV NE
1	866590	0026	04/13/00	195350	860	450	7	1982	3	5046	N	N	19315 BALLINGER WY NE
1	866590	0183	05/18/01	209000	860	0	7	1977	3	7800	N	N	18619 20TH PL NE
1	319790	0055	12/13/00	215000	890	500	7	1953	3	7260	N	N	18528 29TH AV NE
1	397170	1660	12/14/00	172000	900	0	7	1976	3	11200	N	N	19225 18TH AV NE
1	402410	1410	04/25/00	179000	930	0	7	1926	4	9015	N	N	18039 25TH AV NE
1	255590	0360	04/20/00	185000	940	820	7	1958	3	7680	N	N	1508 NE PERKINS WY
1	866590	0295	08/18/00	198000	940	660	7	1983	3	6510	N	N	19040 LAGO PL NE
1	397170	1992	08/24/00	174500	950	0	7	1975	3	7500	N	N	1717 NE 192ND ST
1	115561	0010	10/03/01	193500	960	0	7	1970	3	6501	N	N	3236 NE 204TH ST
1	378210	0075	04/20/00	177000	960	0	7	1955	3	8100	N	N	20322 21ST AV NE
1	378270	0045	09/26/00	175500	960	0	7	1954	3	9450	N	N	2559 NE 205TH ST
1	741870	0040	04/25/01	180000	960	0	7	1953	3	9590	N	N	2536 NE 203RD ST
1	115550	0120	06/21/00	187000	990	400	7	1969	3	7700	N	N	3004 NE 204TH ST
1	402410	1520	05/16/01	184000	1010	0	7	1952	3	7200	N	N	1645 NE 185TH ST
1	402410	1520	02/26/01	181402	1010	0	7	1952	3	7200	N	N	1645 NE 185TH ST
1	255590	0370	04/23/01	177500	1040	0	7	1953	3	8240	N	N	1503 NE 190TH ST
1	397290	0610	08/09/01	255000	1040	460	7	1998	3	5062	N	N	1627 NE 186TH ST
1	402290	1350	01/27/01	200000	1050	500	7	1977	3	14850	N	N	19614 30TH AV NE
1	402290	0841	08/13/01	212500	1060	0	7	1981	3	9530	N	N	3013 NE 205TH ST
1	942550	0035	06/15/01	223000	1060	600	7	1948	4	7800	N	N	19006 BALLINGER WY NE
1	418190	0086	07/24/00	254950	1080	810	7	1989	3	12645	N	N	18900 32ND AV NE
1	928675	0180	05/29/01	234950	1080	530	7	1975	3	7176	N	N	19412 30TH AV NE
1	741870	0015	05/18/00	162000	1090	0	7	1954	3	9045	N	N	20310 25TH AV NE
1	010010	0025	11/21/01	199000	1100	0	7	1955	3	6400	N	N	20308 24TH AV NE

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1	397170	1910	06/26/00	160000	1130	0	7	1968	3	11750	N	N	19018 18TH AV NE
1	397290	0035	11/27/01	233500	1130	1130	7	1949	4	6652	N	N	1510 NE PERKINS WY
1	402290	1330	03/27/00	226000	1130	530	7	1976	3	9860	N	N	3123 NE 197TH PL
1	255590	0380	10/23/00	185450	1150	0	7	1953	3	7200	N	N	1515 NE 190TH ST
1	115562	0090	02/09/01	272950	1170	810	7	1973	3	7207	N	N	19522 34TH AV NE
1	619150	0060	01/11/00	210000	1170	530	7	1975	3	8100	N	N	3109 NE 192ND ST
1	378270	0120	02/21/01	162000	1190	0	7	1954	4	9660	N	N	2702 NE 204TH ST
1	402410	1622	07/21/00	182500	1190	0	7	1948	3	8024	N	N	17841 24TH PL NE
1	115550	0110	09/15/00	191600	1200	0	7	1969	3	7700	N	N	3012 NE 204TH ST
1	691900	0040	03/23/00	222500	1200	300	7	1959	3	11172	N	N	2422 NE 182ND PL
1	691900	0060	05/18/01	217500	1200	390	7	1959	3	9709	N	N	2425 NE 182ND PL
1	602740	0010	06/05/01	196000	1220	0	7	1947	4	29568	N	N	19027 FOREST PARK DR NE
1	737420	0060	03/20/00	215000	1220	900	7	1974	3	7480	N	N	19525 21ST AV NE
1	928675	0110	03/28/00	235000	1230	550	7	1975	3	7200	N	N	3017 NE 194TH ST
1	942550	0006	08/24/01	216000	1230	400	7	1958	3	9600	N	N	19026 BALLINGER WY NE
1	401850	0120	11/10/00	237000	1240	820	7	1976	3	8100	N	N	3024 NE 201ST PL
1	397290	0453	06/13/01	253000	1250	610	7	1998	3	5230	N	N	1625 NE PERKINS WY
1	669010	0030	11/15/00	197000	1280	0	7	1982	3	9060	N	N	3215 NE 195TH ST
1	866590	0327	10/18/00	195000	1280	0	7	1954	3	12864	N	N	19225 FOREST PARK DR NE
1	402290	0510	03/22/01	244950	1290	600	7	1973	3	15764	N	N	20405 37TH AV NE
1	207150	0050	06/27/01	252000	1300	910	7	1960	3	7800	N	N	18418 24TH AV NE
1	942550	0026	08/31/00	245000	1310	980	7	1977	3	6000	N	N	19111 30TH AV NE
1	402410	1587	07/18/00	265000	1330	850	7	1997	3	7334	N	N	2423 NE 180TH CT
1	397290	0635	08/17/00	194000	1350	0	7	1984	3	6600	N	N	1803 NE 186TH ST
1	928675	0140	07/18/01	270000	1350	670	7	1975	4	7200	N	N	3024 NE 194TH ST
1	402290	0915	03/09/00	258500	1360	970	7	1999	3	8403	N	N	19815 30TH AV NE
1	615290	0270	10/10/01	270000	1360	790	7	1978	3	14500	N	N	18910 FOREST PARK DR NE
1	866590	0390	01/08/01	346000	1370	300	7	1937	3	26690	N	N	19062 21ST AV NE
1	397290	0390	10/13/01	205000	1390	0	7	1984	3	10560	N	N	18605 16TH AV NE

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1	619150	0170	03/22/01	245000	1390	500	7	1975	3	11200	N	N	3020 NE 192ND ST
1	741870	0050	03/19/01	194950	1390	0	7	1954	3	9450	N	N	2550 NE 203RD ST
1	866590	0315	07/20/01	218000	1390	0	7	1960	3	10197	N	N	19057 21ST AV NE
1	010010	0030	05/29/01	205000	1400	0	7	1959	3	6400	N	N	20302 24TH AV NE
1	263690	0129	12/15/00	183500	1420	0	7	1953	3	8040	N	N	20411 25TH AV NE
1	402290	0932	02/16/00	223000	1430	420	7	1973	3	7590	N	N	19711 30TH AV NE
1	397290	0080	09/14/01	200500	1440	0	7	1969	3	6875	N	N	1641 NE 190TH ST
1	951300	0010	10/12/01	229500	1460	0	7	1952	4	9750	N	N	2016 NE 195TH PL
1	402410	1479	01/10/00	254000	1470	300	7	1974	3	12122	N	N	2451 NE 184TH ST
1	402290	0571	09/18/00	212000	1480	740	7	1962	3	11750	N	N	20231 37TH AV NE
1	397170	2025	06/08/00	175000	1510	0	7	1942	4	11500	N	N	19019 18TH AV NE
1	319790	0010	05/02/01	216000	1530	0	7	1952	4	7440	N	N	18517 29TH AV NE
1	928675	0100	12/14/00	228000	1530	0	7	1975	3	7200	N	N	3011 NE 194TH ST
1	202700	0080	05/08/01	225000	1560	0	7	1970	4	8953	N	N	20004 32ND AV NE
1	115562	0010	06/06/01	247700	1570	0	7	1973	3	8322	N	N	19525 35TH AV NE
1	866590	0117	07/17/00	222500	1590	0	7	1929	5	13600	Y	N	18529 26TH AV NE
1	115562	0170	05/21/01	229977	1600	0	7	1973	3	7052	N	N	3220 NE 195TH ST
1	397290	0508	02/25/00	239950	1680	710	7	1950	3	8100	N	N	1604 NE 186TH ST
1	402290	1497	08/08/01	260000	1750	0	7	1981	3	6995	N	N	3311 NE 202ND ST
1	402410	1950	07/21/00	185000	1990	0	7	1962	3	10845	N	N	18057 28TH AV NE
1	115562	0080	06/26/01	306700	2140	0	7	1973	4	11006	N	N	19518 34TH AV NE
1	615290	0152	05/24/01	345950	2160	620	7	2000	4	18960	N	N	19023 33RD AV NE
1	402290	0910	11/19/01	340000	2440	0	7	1933	4	63600	N	N	19807 30TH AV NE
1	267230	0050	07/17/01	246500	1300	0	8	1978	3	8160	N	N	19401 30TH AV NE
1	402410	1599	04/19/01	250000	1300	580	8	1978	3	7936	N	N	2421 NE 180TH ST
1	255730	0080	08/24/00	272000	1330	940	8	1981	3	9700	N	N	2519 NE 191ST ST
1	675270	0010	03/28/00	210000	1370	0	8	1953	4	9200	N	N	20248 20TH PL NE
1	402290	0746	01/10/00	214950	1390	0	8	1983	3	8400	N	N	3033 NE 201ST PL
1	402470	0069	08/29/01	237500	1400	300	8	1969	3	7005	N	N	18242 24TH AV NE

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1	615290	0363	12/13/00	235000	1410	600	8	1954	3	22046	N	N	3202 NE 185TH ST
1	401850	0010	04/24/01	245000	1470	350	8	1973	3	7125	N	N	3012 NE 200TH ST
1	402410	1605	07/10/00	274500	1480	780	8	1979	3	10875	N	N	2405 NE 180TH ST
1	260020	0260	11/09/00	260000	1510	440	8	1987	3	8274	N	N	2518 NE 184TH PL
1	397290	0415	12/16/00	275500	1550	500	8	1977	4	6500	N	N	18519 16TH AV NE
1	402410	1597	06/12/01	289900	1590	0	8	1978	3	7972	N	N	2424 NE 180TH ST
1	402410	1597	11/03/00	215000	1590	0	8	1978	3	7972	N	N	2424 NE 180TH ST
1	866590	0199	09/22/01	415000	1590	960	8	1979	3	9360	N	N	18606 21ST PL NE
1	267230	0070	03/21/00	262500	1760	0	8	1979	3	8681	N	N	2926 NE 193RD ST
1	402290	1331	08/14/01	307000	1830	0	8	1951	3	48351	N	N	19706 30TH AV NE
1	715370	0020	10/29/01	277450	1850	0	8	1974	3	10080	N	N	18512 30TH AV NE
1	260020	0150	01/16/01	290000	1890	0	8	1986	3	11296	N	N	2731 NE 184TH PL
1	615290	0001	07/17/00	248500	2140	0	8	1986	3	9133	N	N	18815 33RD AV NE
1	664890	0020	07/26/00	263000	2220	560	8	1969	5	8640	N	N	19839 31ST AV NE
1	397290	0360	06/21/01	306000	2270	0	8	2001	3	9507	N	N	1527 NE PERKINS WY
1	402290	0542	04/05/01	339000	2410	0	8	1984	3	32234	N	N	20255 37TH AV NE
1	402290	1311	04/23/01	359950	2480	0	8	2001	3	6031	N	N	19720 30TH AV NE
1	402290	1316	04/11/01	358000	2480	0	8	2001	3	6031	N	N	19724 30TH AV NE
1	866590	0104	01/09/01	368500	2550	0	8	1978	3	35200	N	N	2568 NE 188TH ST
1	402290	1317	07/11/00	400500	2650	0	8	2000	3	6000	N	N	19728 30TH AV NE
1	402290	1318	12/19/00	378000	2650	0	8	2000	3	6000	N	N	19732 30TH AV NE
1	402290	0541	02/22/00	330750	2820	0	8	1983	3	13853	N	N	20216 33RD AV NE
1	402410	1407	06/18/01	395000	3160	460	8	2001	3	7207	N	N	18041 25TH AV NE
1	402410	1412	01/09/01	399950	3160	460	8	2000	3	7357	N	N	18043 25TH AV NE
1	402410	1414	10/17/00	405000	3280	0	8	2001	3	7207	N	N	18047 25TH AV NE
1	604200	0080	06/13/00	294950	1830	0	9	1993	3	7265	N	N	3016 NE 195TH CT
1	259176	0070	07/27/00	210000	2190	0	9	1999	3	4882	N	N	18649 22ND PL NE
1	866590	0261	02/16/01	355000	2210	0	9	1993	3	15000	N	N	18980 FOREST PARK DR NE
1	866590	0290	06/08/01	369950	2280	0	9	1992	3	40950	N	N	18928 LAGO PL NE

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1	604200	0090	12/17/01	395000	2520	0	9	1994	3	7731	N	N	3010 NE 195TH CT
2	401990	0075	02/09/01	217950	820	300	6	1946	4	9945	N	N	18427 47TH PL NE
2	115410	0165	07/27/00	200000	940	0	6	1949	4	7500	N	N	4026 NE 174TH ST
2	401990	0144	10/23/00	195000	1010	0	6	1951	4	17850	N	N	18430 47TH PL NE
2	267810	0040	08/23/00	199950	1060	0	6	1954	3	6000	N	N	18508 36TH PL NE
2	267810	0005	09/27/00	197500	1120	0	6	1954	3	7260	N	N	18503 36TH PL NE
2	267810	0035	09/27/00	182500	1160	0	6	1953	4	6045	N	N	18514 36TH PL NE
2	402350	0361	05/17/00	179950	1230	0	6	1954	3	12000	N	N	2915 NE 182ND ST
2	115410	0270	10/16/00	226000	1380	0	6	1939	4	15886	N	N	17251 44TH AV NE
2	401990	0005	08/24/01	219950	1590	0	6	1916	4	6930	N	N	18487 47TH PL NE
2	402290	6391	01/28/00	212500	1810	0	6	1930	5	8019	N	N	5119 NE 187TH ST
2	402350	0600	06/19/00	226750	670	670	7	1981	3	18476	N	N	2926 NE 178TH ST
2	401930	1290	07/11/00	201000	860	860	7	1956	3	9260	N	N	4919 NE 180TH ST
2	401930	0302	05/22/00	199950	1110	0	7	1950	4	16600	N	N	18438 40TH PL NE
2	401930	0165	03/29/01	270000	1120	1120	7	1949	3	21233	N	N	5030 NE 180TH ST
2	115410	0005	08/29/01	289900	1150	550	7	1944	3	19707	N	N	4423 NE 178TH ST
2	928990	0060	06/10/01	311500	1170	600	7	1957	3	33704	N	N	18329 28TH PL NE
2	401930	0650	06/29/00	280000	1180	360	7	1953	4	32275	N	N	3700 NE 178TH ST
2	402350	0115	01/22/01	232500	1190	400	7	1959	3	10600	N	N	18242 30TH AV NE
2	402350	0115	12/15/00	221000	1190	400	7	1959	3	10600	N	N	18242 30TH AV NE
2	402290	6580	04/19/00	252000	1220	270	7	1985	3	10150	N	N	4716 NE 187TH ST
2	115410	0040	08/14/01	250000	1250	0	7	1946	3	27000	N	N	17234 44TH AV NE
2	401930	0030	08/01/01	235000	1250	0	7	1972	3	17500	N	N	5031 NE 184TH ST
2	402170	0006	02/06/01	278000	1320	0	7	1957	3	8130	N	N	4931 NE 180TH ST
2	401930	0246	02/12/01	256250	1520	700	7	1979	3	9860	N	N	5222 NE 184TH ST
2	401930	0405	11/15/00	263500	1570	190	7	1929	4	17590	N	N	18250 35TH AV NE
2	401930	0680	12/20/01	232500	1660	0	7	1952	4	9697	N	N	17803 40TH AV NE
2	401930	1510	11/15/01	420000	1720	270	7	1946	3	22060	N	N	4663 NE 178TH ST
2	401930	1010	09/06/00	268000	1840	0	7	1986	3	37000	N	N	18228 BALLINGER WY NE

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2	401930	0895	05/15/01	366000	1870	0	7	1918	4	42300	N	N	17812 40TH AV NE
2	115410	0345	10/11/00	425000	2520	1130	7	1934	4	46423	N	N	17235 BROOKSIDE BL NE
2	402350	0360	05/02/01	271000	1370	850	8	1977	3	10865	N	N	2910 NE 180TH ST
2	032604	9116	03/15/00	282500	1470	1170	8	1977	3	8450	N	N	3718 NE 189TH PL
2	401930	1090	03/21/01	253000	1470	600	8	1957	3	16900	N	N	17807 47TH AV NE
2	034650	0069	10/22/01	304950	1510	1500	8	1964	4	9150	N	N	3751 NE 188TH ST
2	401930	1465	05/02/00	294000	1510	900	8	1959	4	21410	Y	N	17837 BOTHELL WY NE
2	401990	0190	05/30/00	312000	1520	1480	8	1976	5	22060	N	N	18476 47TH PL NE
2	401930	1225	09/21/01	318000	1540	1000	8	1954	4	9830	N	N	4728 NE 178TH ST
2	402890	0035	08/02/00	280500	1550	0	8	1959	3	16960	N	N	3015 NE 181ST ST
2	402350	0286	02/26/01	475000	1590	910	8	1959	3	24630	N	N	3333 NE 182ND ST
2	402350	0613	03/28/00	282000	1600	1050	8	2000	3	10000	N	N	2952 NE 178TH ST
2	401930	0251	12/15/01	275000	1740	0	8	1978	3	22540	N	N	18476 40TH PL NE
2	034650	0055	05/26/00	219950	1760	0	8	1958	3	10200	N	N	3727 NE 188TH ST
2	771700	0010	02/13/01	351500	1860	580	8	1962	4	15400	N	N	18924 37TH AV NE
2	401930	1387	05/19/00	417500	1920	1530	8	1957	4	9570	N	N	4739 NE 178TH ST
2	401930	0340	08/07/01	450000	1920	260	8	1990	3	30800	N	N	18439 40TH PL NE
2	401930	1130	03/01/00	362500	1930	0	8	1947	4	18000	Y	N	5300 NE 178TH ST
2	259200	0020	08/15/01	317000	1960	0	8	1977	3	10760	N	N	4320 NE 186TH ST
2	401930	1250	11/05/01	435000	2050	400	8	1941	5	23500	Y	N	4780 NE 178TH ST
2	402350	0890	12/28/00	339500	2080	1100	8	1974	3	9750	N	N	18036 28TH AV NE
2	681860	0010	03/07/01	311000	2220	0	8	1965	3	8925	N	N	18115 33RD AV NE
2	401930	0545	08/24/01	325000	2340	0	8	1953	3	17499	N	N	18450 35TH AV NE
2	402350	0891	06/27/01	430000	2700	1160	8	2001	3	7860	N	N	18044 28TH AV NE
2	401930	0301	03/20/00	447000	1440	1540	9	1979	3	20640	N	N	18446 40TH PL NE
2	402350	0342	08/29/01	340000	1540	220	9	1979	3	15000	N	N	3001 NE 182ND ST
2	401930	1370	03/15/00	335000	1720	1000	9	1961	3	11000	Y	N	4765 NE 178TH ST
2	401930	1000	04/20/00	480000	1780	0	9	1929	4	37062	N	N	18242 BALLINGER WY NE
2	402290	2445	11/27/00	390000	1960	690	9	1971	3	17000	N	N	18808 39TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	401930	1495	04/25/01	525000	1980	120	9	1936	4	17660	N	N	17565 47TH AV NE
2	402350	0530	10/06/00	360000	2070	790	9	1984	3	14040	N	N	18208 29TH AV NE
2	401930	1076	07/10/01	417500	2660	0	9	2001	3	13460	N	N	4620 NE 178TH ST
2	401930	1602	04/28/00	518000	3930	0	9	1999	3	19531	N	N	4616 174TH PL NE
2	401930	1350	10/12/00	577000	2170	1150	10	1987	3	20760	Y	N	4911 NE 178TH ST
2	401930	0055	03/06/00	420000	2250	900	10	1979	3	23700	N	N	5221 NE 184TH ST
2	402350	0780	02/23/00	492500	2370	660	10	1999	3	10770	N	N	17837 29TH AV NE
2	401930	1275	07/21/00	760000	2480	1600	10	1953	4	57063	Y	N	5050 NE 178TH ST
2	401930	0851	08/04/00	515000	3700	0	10	1965	4	29899	N	N	18230 40TH AV NE
3	402770	0475	08/24/01	163800	770	0	6	1948	3	15040	N	N	19547 55TH AV NE
3	402770	0800	07/12/01	166000	1020	0	6	1939	4	11202	N	N	19306 59TH PL NE
3	932095	0080	06/20/01	209000	1300	0	6	1946	3	7000	N	N	5447 NE 203RD PL
3	402770	0498	06/05/00	236900	2000	0	6	1934	4	10150	N	N	19515 55TH AV NE
3	511600	0140	01/09/01	220000	860	840	7	1983	3	10640	N	N	5814 NE 204TH PL
3	255816	0070	03/21/00	179950	870	430	7	1971	3	8010	N	N	6135 NE 203RD ST
3	345910	0320	08/14/01	210000	900	800	7	1976	3	7250	N	N	19843 55TH AV NE
3	402770	1065	12/18/01	200000	900	900	7	1992	3	20686	N	N	19615 61ST PL NE
3	932095	0010	02/09/00	176000	900	0	7	1970	3	6700	N	N	5450 NE 203RD PL
3	402770	0906	04/13/01	188950	940	0	7	1975	3	10323	N	N	5646 NE 199TH PL
3	259560	0030	09/19/00	199800	960	480	7	1982	4	8000	N	N	19022 60TH PL NE
3	402770	0506	05/24/00	199900	990	260	7	1986	3	11867	N	N	19513 55TH AV NE
3	032604	9090	01/16/01	211037	1020	1020	7	1949	4	15490	N	N	19304 37TH AV NE
3	255816	0180	02/01/00	166250	1040	0	7	1971	3	7000	N	N	6121 NE 204TH ST
3	255800	0120	06/22/00	235200	1060	1000	7	1967	4	10950	N	N	6005 NE 204TH ST
3	259560	0100	06/26/00	209950	1090	500	7	1982	3	7799	N	N	19021 60TH PL NE
3	402940	0260	02/28/00	224000	1110	320	7	1977	3	6980	N	N	19514 35TH AV NE
3	255816	0280	10/26/00	167500	1130	0	7	1970	3	9277	N	N	6102 NE 204TH ST
3	402290	2993	09/18/01	229500	1130	670	7	1959	3	14900	N	N	4026 NE 195TH ST
3	402770	1144	02/26/01	227500	1130	810	7	1964	3	9690	N	N	20424 60TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	402770	0931	12/06/01	239950	1150	380	7	1980	3	7395	N	N	5620 NE 202ND ST
3	928910	0210	06/13/01	265500	1150	690	7	1966	3	12700	N	N	19624 42ND AV NE
3	402770	0884	01/24/00	215600	1160	820	7	1975	3	12150	N	N	19608 55TH AV NE
3	346100	0182	10/26/01	235000	1170	650	7	1961	3	11235	N	N	4918 NE 193RD ST
3	402770	0852	07/20/01	185000	1170	0	7	1967	3	7150	N	N	5514 NE 195TH ST
3	402290	2992	06/14/00	229650	1180	350	7	1959	3	9625	N	N	4006 NE 195TH ST
3	379060	0060	03/14/00	250000	1200	650	7	1974	3	10430	N	N	19756 40TH CT NE
3	402770	1284	09/28/00	208000	1210	0	7	1978	3	11500	N	N	19216 58TH AV NE
3	259320	0050	08/23/00	195000	1220	720	7	1962	3	8400	N	N	3731 NE 192ND ST
3	259320	0200	06/08/00	225000	1220	290	7	1961	3	7200	N	N	19210 37TH AV NE
3	259330	0090	04/18/00	195300	1220	230	7	1961	3	8250	N	N	19229 38TH PL NE
3	402940	0251	08/18/00	219900	1220	720	7	1963	3	7500	N	N	19515 36TH AV NE
3	402290	5011	04/18/00	250000	1230	420	7	1972	3	33650	N	N	18952 40TH PL NE
3	255810	0180	03/23/00	192000	1260	530	7	1967	3	7800	N	N	6047 NE 203RD ST
3	255810	0140	05/15/00	150000	1260	680	7	1967	3	11100	N	N	20204 60TH PL NE
3	022604	9048	04/27/01	182500	1270	0	7	1958	3	16203	N	N	19353 61ST AV NE
3	401740	0050	06/26/00	218000	1270	600	7	1960	3	11430	N	N	4212 NE 197TH ST
3	259560	0090	10/22/01	193000	1290	0	7	1982	3	7600	N	N	19027 60TH PL NE
3	379060	0100	11/23/01	259000	1330	980	7	1973	3	9576	N	N	19739 40TH CT NE
3	402770	0807	03/20/01	228200	1340	0	7	1994	3	10436	N	N	19315 59TH PL NE
3	402770	0925	11/15/01	222000	1350	0	7	1981	3	10937	N	N	5605 NE 202ND ST
3	346100	0140	04/03/01	283500	1360	720	7	1961	4	10777	N	N	19125 47TH PL NE
3	380000	0190	05/03/00	264950	1360	780	7	1963	3	9345	Y	N	4735 NE 203RD ST
3	402940	0201	11/13/01	249000	1360	0	7	1983	3	7983	N	N	19530 35TH AV NE
3	402940	0100	07/18/01	285000	1380	460	7	1962	3	30804	N	N	3524 NE 197TH ST
3	380000	0020	08/21/01	287000	1470	1220	7	1977	3	9600	Y	N	5405 NE 204TH ST
3	255816	0150	05/15/00	200000	1490	0	7	1971	3	8200	N	N	6103 NE 204TH ST
3	402770	0513	04/06/00	255000	1520	960	7	1968	4	8023	N	N	5422 NE 195TH ST
3	402770	0514	10/23/00	248500	1520	960	7	1968	3	8510	N	N	5414 NE 195TH ST

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3	402770	0866	05/17/00	229950	1520	640	7	1967	3	11770	N	N	5701 NE 197TH ST
3	402770	1279	09/11/00	239950	1540	0	7	1958	5	13320	N	N	5808 NE 190TH ST
3	402940	0170	04/17/00	244000	1560	0	7	1961	4	7840	N	N	19605 36TH AV NE
3	511600	0070	09/06/01	273950	1660	0	7	1983	3	7361	N	N	5719 NE 204TH ST
3	721170	0120	12/11/00	310000	1740	590	7	1981	3	7250	N	N	19409 37TH AV NE
3	402770	0811	09/27/01	180000	1780	0	7	1968	3	11080	N	N	19300 58TH PL NE
3	402290	4765	04/05/00	237000	1950	0	7	1987	3	9600	N	N	18740 45TH PL NE
3	255816	0110	05/21/01	195000	2030	0	7	1971	3	7000	N	N	6120 NE 203RD ST
3	402770	0334	04/18/00	259950	2230	0	7	2000	3	7202	N	N	20027 55TH AV NE
3	032604	9038	06/01/00	277500	2700	0	7	1989	3	9880	N	N	3512 NE 190TH PL
3	928900	0040	04/24/01	235000	1150	520	8	1960	3	9950	N	N	19543 38TH AV NE
3	401711	0330	11/21/01	310000	1210	1020	8	1977	3	7200	N	N	20319 46TH PL NE
3	401711	0330	01/26/00	239950	1210	1020	8	1977	3	7200	N	N	20319 46TH PL NE
3	402290	2005	08/18/00	292500	1240	1200	8	1967	3	11200	N	N	19605 40TH PL NE
3	402770	0944	12/19/00	249900	1260	620	8	1979	3	10775	N	N	5646 NE 202ND PL
3	402290	2120	07/28/00	255000	1280	1140	8	1967	3	17800	N	N	19507 40TH PL NE
3	440070	0260	11/16/01	305000	1280	1130	8	1971	3	9320	N	N	19226 46TH AV NE
3	402770	0496	12/21/01	262500	1320	1320	8	1962	3	10300	Y	N	19531 55TH AV NE
3	402770	0677	06/18/01	380000	1350	900	8	1976	3	58370	N	N	20315 60TH AV NE
3	381960	0060	11/23/00	241000	1360	700	8	1978	3	13500	N	N	19603 61ST AV NE
3	381960	0090	09/19/00	244900	1360	600	8	1978	4	7650	N	N	5820 NE 196TH ST
3	402770	0929	09/08/00	249900	1360	850	8	1981	3	9301	N	N	5634 NE 202ND ST
3	345900	0040	12/18/01	290000	1380	650	8	1964	3	18200	N	N	5309 NE 201ST PL
3	561100	0010	06/26/00	284000	1380	890	8	1978	3	9730	N	N	19706 41ST AV NE
3	345910	0030	05/22/00	245000	1390	350	8	1976	3	8721	N	N	5466 NE 200TH PL
3	401711	0080	12/21/01	260000	1400	650	8	1977	3	8260	N	N	4628 NE 201ST PL
3	570870	0080	11/29/00	233000	1400	750	8	1967	3	9391	N	N	20405 55TH PL NE
3	345900	0030	12/12/01	299500	1470	800	8	1964	3	16510	N	N	5301 NE 201ST PL
3	345900	0110	08/31/00	314450	1480	1300	8	1965	3	11200	Y	N	20116 53RD AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	928910	0110	11/09/00	329000	1490	250	8	1962	3	24100	N	N	4021 NE 196TH ST
3	073201	0080	01/24/00	254000	1510	0	8	1977	3	16230	N	N	4423 NE 187TH PL
3	345910	0120	01/18/00	264900	1530	700	8	1968	3	8815	Y	N	5400 NE 200TH PL
3	402290	0104	06/22/01	271900	1530	1180	8	1973	3	8150	N	N	20353 42ND AV NE
3	401710	0020	05/17/01	231000	1540	860	8	1968	3	10800	N	N	20362 45TH AV NE
3	402770	0008	08/06/01	265000	1560	30	8	1978	3	10400	N	N	4531 NE 201ST PL
3	345910	0090	12/12/01	262000	1570	770	8	1969	3	7810	Y	N	5432 NE 200TH PL
3	402770	0594	03/10/00	273000	1580	730	8	1983	3	36665	Y	N	5220 NE 193RD PL
3	402290	0256	05/17/01	295000	1610	880	8	1989	3	9491	N	N	19710 40TH CT NE
3	402290	4910	04/24/01	260000	1630	960	8	1969	3	9570	N	N	18717 45TH CT NE
3	402770	0241	02/04/00	275000	1630	0	8	1963	3	20220	Y	N	19848 47TH AV NE
3	440070	0020	03/19/01	355000	1630	1030	8	1964	3	9856	N	N	19421 46TH AV NE
3	570680	0030	07/20/00	318000	1630	1240	8	1962	3	10350	N	N	19020 53RD AV NE
3	402290	1955	08/23/01	324950	1640	920	8	1978	3	37600	N	N	3642 NE 195TH ST
3	662060	0070	12/18/00	260000	1670	740	8	1967	3	10870	N	N	19235 51ST AV NE
3	402290	0100	02/15/00	282500	1720	1200	8	1976	3	9600	N	N	4017 NE 205TH ST
3	402770	0477	09/13/00	320000	1730	1190	8	1985	3	9828	Y	N	5414 NE 196TH ST
3	662060	0150	11/16/01	318000	1740	680	8	1968	3	9830	N	N	19206 51ST AV NE
3	402770	0858	05/17/00	255000	1770	0	8	1989	3	16280	N	N	19601 58TH AV NE
3	345970	0010	08/20/01	289000	1790	950	8	1978	3	8760	N	N	4050 NE 204TH ST
3	402770	1254	04/17/00	304950	1800	420	8	2000	3	25018	Y	N	19203 53RD CT NE
3	345970	0270	10/18/01	349900	1810	900	8	1980	3	10240	N	N	20229 41ST PL NE
3	440090	0010	04/25/01	338500	1860	810	8	1967	4	11910	N	N	19325 47TH AV NE
3	402290	2965	07/23/01	324000	1900	710	8	1980	3	14700	N	N	19526 40TH PL NE
3	345970	0360	07/19/00	393000	2000	1100	8	1978	3	9210	N	N	4101 NE 203RD PL
3	392880	0053	11/29/00	246000	2060	0	8	1989	3	11900	N	N	5002 NE 197TH ST
3	932340	0030	10/02/01	355000	2090	810	8	1974	3	17170	N	N	4024 NE 185TH ST
3	402770	1256	01/16/01	263000	2160	0	8	2000	3	9076	N	N	19212 53RD CT NE
3	342510	0045	05/15/01	317500	2190	0	8	1984	3	13494	Y	N	19719 53RD AV NE

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3	345971	0010	07/11/00	290000	2190	0	8	1978	3	12288	N	N	4025 NE 205TH ST
3	402770	1257	02/15/01	289950	2260	0	8	1998	3	9276	N	N	19206 53RD CT NE
3	073200	0090	09/11/01	294000	2300	0	8	1966	3	10370	N	N	18616 41ST PL NE
3	402770	0038	10/03/00	305000	2350	0	8	1992	3	11550	N	N	4653 NE 201ST PL
3	440090	0090	01/01/00	323000	2380	720	8	1969	3	10900	N	N	4629 NE 194TH ST
3	073200	0100	05/04/01	319950	2430	0	8	1966	3	9740	N	N	18604 41ST PL NE
3	032604	9048	02/15/01	266000	2460	0	8	1968	3	8860	N	N	18803 37TH AV NE
3	662060	0180	06/12/01	390000	2530	1310	8	1967	3	10880	N	N	19224 51ST AV NE
3	345970	0240	11/27/01	365000	2580	0	8	1978	3	8770	N	N	4039 NE 204TH ST
3	345970	0240	07/01/00	330000	2580	0	8	1978	3	8770	N	N	4039 NE 204TH ST
3	259740	0280	06/16/01	265000	2730	0	8	1977	3	10520	N	N	4411 NE 203RD PL
3	345970	0350	08/21/00	340000	2730	0	8	1978	3	10400	N	N	20230 41ST PL NE
3	402290	2900	08/27/01	420000	2810	0	8	1976	3	23624	Y	N	4403 NE 195TH PL
3	032604	9023	09/11/01	450000	2960	0	8	2001	3	8097	N	N	19028 37TH AV NE
3	440070	0010	01/20/00	230000	3060	0	8	1961	5	9810	N	N	19431 46TH AV NE
3	259320	0140	11/12/01	340000	3110	0	8	1983	3	11400	N	N	3740 NE 192ND ST
3	440090	0020	11/15/00	293000	1610	1080	9	1967	3	11610	N	N	19319 47TH AV NE
3	402290	2905	08/03/01	345000	1680	800	9	1976	3	14769	N	N	4415 NE 195TH PL
3	812860	0030	04/25/00	434000	2030	1900	9	1987	3	17903	Y	N	19536 44TH AV NE
3	402290	2732	02/12/01	344000	2320	0	9	2000	3	10800	N	N	4017 NE 196TH CT
3	402770	0467	08/21/01	399900	2440	1020	9	2000	3	5610	N	N	5407 NE 197TH ST
3	402770	0395	04/04/01	386950	2890	0	9	2000	3	16539	N	N	19823 55TH AV NE
3	402770	1255	02/22/01	400000	2160	590	10	2000	3	14593	Y	N	19041 53RD AV NE
3	402770	0662	08/22/00	674950	3150	550	10	2000	3	9630	Y	N	19810 47TH AV NE
3	402770	0459	10/23/00	710000	3270	1100	10	2000	3	21998	Y	N	5402 NE 197TH ST
3	812860	0060	11/06/00	499950	3670	0	10	1995	3	14930	Y	N	19560 44TH AV NE
4	112604	9045	07/26/01	320000	1030	240	6	1946	3	15477	Y	N	6232 NE 182ND ST
4	381870	0172	05/23/01	150000	850	700	7	1945	3	8000	N	N	18502 61ST AV NE
4	381630	0095	04/11/00	184950	1050	0	7	1953	3	9876	N	N	18527 KENLAKE PL NE

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4	386240	0010	11/23/01	203000	1090	0	7	1964	3	13200	N	N	5014 NE 188TH ST
4	883190	0090	04/23/01	179950	1120	340	7	1965	3	7896	N	N	18431 61ST AV NE
4	618170	0300	09/22/00	235000	1170	0	7	1957	5	5546	Y	N	6431 NE 182ND ST
4	386240	0070	01/18/01	220000	1180	580	7	1965	3	16994	N	N	4927 NE 190TH ST
4	259700	0100	03/06/00	185000	1200	0	7	1958	3	8516	N	N	18816 52ND AV NE
4	670810	0055	05/29/01	239000	1300	650	7	1962	3	11643	N	N	19114 67TH AV NE
4	414050	0065	04/05/00	199950	1340	0	7	1957	3	9450	N	N	18749 60TH AV NE
4	670820	0120	03/02/00	259950	1460	250	7	1977	3	13785	N	N	6624 NE 194TH ST
4	012604	9212	11/29/01	295000	1490	580	7	2001	3	9603	N	N	6707 NE 195TH ST
4	670820	0130	10/02/00	249000	1510	0	7	1964	3	17100	N	N	19413 67TH AV NE
4	883350	0220	07/02/01	330000	1550	350	7	1976	3	14906	Y	N	19221 65TH PL NE
4	670820	0160	04/26/01	377000	1660	1660	7	1969	4	12260	N	N	19338 67TH AV NE
4	381870	0191	03/19/01	219000	1680	0	7	1954	4	9489	N	N	18555 61ST PL NE
4	670810	0020	05/22/00	215950	1690	0	7	1955	4	9750	N	N	6613 NE 191ST ST
4	670820	0190	04/21/00	248450	1700	670	7	1976	3	14510	N	N	19312 67TH AV NE
4	670820	0340	08/21/01	300000	1700	0	7	1967	3	16000	N	N	19130 66TH PL NE
4	670820	0080	02/22/01	235000	1710	650	7	1976	3	12036	N	N	19415 66TH PL NE
4	883351	0040	12/28/00	305000	2030	990	7	1977	3	7490	N	N	19310 65TH PL NE
4	112604	9077	01/24/00	210000	2260	0	7	1955	3	9537	N	N	6114 NE 182ND ST
4	883350	0180	05/02/00	231000	1100	0	8	1976	3	9531	N	N	6534 NE 191ST ST
4	039710	0140	07/26/00	265000	1300	670	8	1976	3	8360	N	N	6405 NE 188TH ST
4	883290	0445	08/03/00	276000	1320	1120	8	1964	3	13960	N	N	18235 60TH AV NE
4	617893	0300	10/01/01	260000	1350	700	8	1985	3	9600	Y	N	18730 65TH PL NE
4	381550	0175	10/30/01	220000	1380	0	8	1960	3	16146	N	N	18234 66TH AV NE
4	381550	0180	11/29/01	262000	1380	1060	8	1960	4	11620	N	N	18224 66TH AV NE
4	039700	0210	07/24/00	339000	1400	780	8	1976	3	14530	Y	N	18511 64TH PL NE
4	112604	9147	09/11/00	366000	1400	1220	8	1976	3	8922	Y	N	18211 64TH AV NE
4	381550	0045	03/30/00	249000	1420	460	8	1958	4	12473	N	N	6418 NE 184TH ST
4	414009	0240	04/26/00	278000	1440	1150	8	1977	5	9263	N	N	6149 NE 194TH PL

Sales Available for Annual Update Analysis
Area 4
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	381550	0055	04/23/01	289900	1500	800	8	1958	3	16078	N	N	18410 64TH AV NE
4	883350	0140	08/23/01	295000	1500	670	8	1976	3	16414	N	N	6513 NE 191ST ST
4	414090	0250	08/17/01	269000	1510	800	8	1972	3	17775	Y	N	18807 56TH AV NE
4	883190	0010	04/04/00	245000	1530	750	8	1962	3	7435	N	N	18415 60TH PL NE
4	381670	0120	05/17/00	289500	1540	940	8	1978	3	16260	N	N	6160 NE 187TH PL
4	381550	0085	07/10/01	315000	1550	1550	8	1959	3	18640	N	N	6409 NE 183RD ST
4	112604	9097	12/06/00	246000	1570	1300	8	1957	4	22623	N	N	6115 NE 185TH ST
4	039700	0070	01/24/01	295000	1660	1370	8	1976	3	10800	Y	N	18734 64TH LN NE
4	617893	0160	02/26/01	340000	1660	1660	8	1985	3	10121	N	N	18822 66TH AV NE
4	618170	0645	10/29/01	246500	1680	0	8	1957	3	9001	N	N	6268 NE 182ND ST
4	883290	0265	04/04/01	305000	1710	870	8	1960	3	10450	Y	N	5508 NE 180TH ST
4	883290	0645	07/25/00	353000	1710	1270	8	1957	3	12720	Y	N	5853 NE 181ST ST
4	617893	0540	04/10/01	385000	1760	970	8	1979	3	9666	Y	N	6470 NE 186TH ST
4	617893	0420	06/14/01	319950	1790	920	8	1979	3	9903	Y	N	6465 NE 186TH ST
4	039710	0050	05/11/00	254000	1860	0	8	1976	3	9640	N	N	18821 65TH AV NE
4	883290	0475	04/20/00	329500	1900	1270	8	1972	3	12218	Y	N	18270 58TH AV NE
4	414009	0040	05/01/01	262000	2080	0	8	1977	3	7925	N	N	19020 KENLAKE PL NE
4	883351	0230	03/10/00	355000	2150	0	8	1977	3	9734	Y	N	19304 65TH AV NE
4	414009	0110	06/22/01	296000	2200	0	8	1975	3	6900	N	N	19216 KENLAKE PL NE
4	402290	6105	07/10/00	337000	2290	0	8	1998	3	7845	N	N	18704 50TH AV NE
4	381550	0145	08/30/00	299900	2460	1300	8	1961	3	17865	Y	N	18217 66TH AV NE
4	414090	0120	10/10/01	393900	3060	0	8	2001	3	13300	N	N	5565 NE 187TH ST
4	883290	0505	03/27/00	382000	1810	1400	9	1964	4	12750	Y	N	18020 57TH AV NE
4	402290	7720	04/10/01	385500	1910	1160	9	1984	3	13529	Y	N	5313 NE 190TH ST
4	883290	0365	09/13/00	450000	2140	1000	9	1968	3	12391	Y	N	18251 58TH AV NE
4	689180	0400	10/23/00	475000	2510	0	9	1990	3	9625	N	N	6183 NE 194TH PL
4	689181	0380	03/28/01	395000	2580	0	9	1982	3	13661	Y	N	19116 64TH CT NE
4	689180	0310	05/16/01	469000	2660	0	9	1989	3	8874	N	N	6328 NE 194TH ST
4	689182	0040	06/30/00	479000	2840	820	9	1985	3	9624	N	N	6213 NE 191ST ST

Sales Available for Annual Update Analysis
Area 4
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	689182	0170	08/15/00	416000	2970	0	9	1986	3	10651	N	N	6235 NE 193RD ST
4	689180	0260	10/02/00	450000	3120	0	9	1989	3	9609	N	N	19324 63RD PL NE
4	689180	0030	03/14/01	450000	3230	0	9	1987	3	11072	N	N	6405 NE 192ND PL
4	689181	0010	11/14/00	440000	3230	0	9	1983	3	8810	Y	N	6442 NE 192ND PL
4	689182	0220	12/07/01	482000	3680	0	9	1988	3	11514	N	N	19017 62ND AV NE
4	402290	6310	06/11/01	462000	2050	680	10	1962	3	22230	Y	N	18517 53RD AV NE
4	402290	6312	04/28/00	500000	2300	1660	10	1977	3	15331	Y	N	5223 NE 187TH ST
4	617870	0065	10/05/01	418000	2990	0	11	1978	3	10725	Y	N	6208 NE 185TH ST

Vacant Sales Available to Develop the Valuation Model
Area 4

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	615290	0367	07/14/00	20000	4800	N	N
1	866590	0233	06/15/01	127500	32367	N	N
2	259730	0050	11/06/01	135000	20300	N	N
2	401930	1005	04/21/00	58000	20099	N	N
2	401930	1076	10/27/00	110000	13460	N	N
3	032604	9023	01/25/01	127500	8097	N	N
3	402290	2732	02/18/00	92000	10800	N	N
3	402770	0395	04/24/00	150000	16539	N	N
3	402770	0730	02/16/00	75000	214079	N	N
3	812860	0040	04/25/00	70000	17220	Y	N
4	012604	9212	04/11/01	38000	9603	N	N
4	414090	0120	06/29/00	98900	13300	N	N
4	414090	0120	07/12/00	125000	13300	N	N
4	670810	0006	12/20/01	75000	4792	N	N